

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
SPECIAL MEETING HELD ON MARCH 13, 2006  
(Approved April 3, 2006)

The Board of Supervisors held a Special Meeting on Monday, March 13, 2006. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart and Tim Roland. Also in attendance were Casey LaLonde, Township Manager and Planning Commission Vice-Chairman Walt Woessner. Township residents Gayle Brown and Elaine Preston were also in attendance. Mr. Preston called the meeting to order at 7:05 p.m.

**1. PUBLIC COMMENTS**

There were no public comments.

**2. ZONING ORDINANCE DISCUSSION**

A discussion of Article II, Definitions occurred with the following comments:

1. There was a general consensus that all Zoning Ordinance definitions should be identical to Subdivision and Land Development Ordinance (SALDO) definitions.
2. Agricultural Building – all uses in §1320 shall be included in the definition.
3. Barn – delete.
4. Berm – coordinate with SALDO definition.
5. Building Height – use Uniform Construction Code definition: “The vertical distance from grade plane to the average height of the highest roof surface.”
6. Grade Plane – use Uniform Construction Code definition: “A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or, where the lot line is more than six (6’) feet (1829 mm) from the building, between the building and a point six (6’) feet (1829 mm) from the building.”
7. Caliper – “Measured six (6”) inches from the tree base.”
8. DBH – “Measured at a height of three and a half (3.5’) feet from the tree base.”
9. Common Open Space – “Requirements are found in SALDO §426.”
10. Density, Net – all easements are to be deducted.
11. Detention Basin – per SALDO.
12. Single Family Attached – make consistent with SALDO; note: there are no end units in a Single Family Attached Dwelling.
13. Single Family Attached – Age Restricted – delete.
14. Dwelling, Mobile / Manufactured Home – Further define Mobile Home and Manufactured Home and separate into two definitions, given new technology and definitions. Delete references to “travel trailers,” etc.
15. Floor Area Ratio – Definition not referenced in Township Code of Ordinances or Zoning Ordinance; definition to be deleted.

16. Garage, Storage – Definition to be referenced in §1320 and square footage changed to maximum of six hundred (600) square feet. All Garage definitions should be merged into definition for Garage, eliminating “Public” “Private” and “Storage.”
17. Garage, Public – delete; incorporate into Garage, Storage definition.
18. Garage, Private – delete; incorporate into Garage, Storage definition.
19. Garden Shed – delete.
20. Shed – add one thousand (1,000) square feet for the storage of any material or for any use purpose.
21. House, Rooming – keep this definition; See Rooming House below.
22. Rooming House – delete.
23. Impervious Surface – further define Net Tract Area.
24. Landscape Screen – use “unobstructed” in place of “clear.”
25. View – “unobstructed” – 85%; “filtered” – 50 % to 85%; “hidden” – 15%.
26. Lot Area – Per Walt Woessner’s 3/12/06 memo:

Lot Area – the area of land contained within the property lines of a lot as described in the deed or as shown on an approved subdivision plan. For the purpose of calculating the minimum lot area necessary to comply with the area and bulk requirements, the following areas shall be excluded from such calculation:

- A. Any area (i) within a street ultimate right-of-way; or (ii) within any other ultimate right-of-way, whether public or private, that provides, or is intended to provide, access to more than one (1) lot by way of vehicular and/or pedestrian circulation.
- B. Any area, easement or right-of-way to be used for emergency access.
- C. Any existing easements or rights-of-way for gas, oil, natural gas, electric or communications transmission facilities, whether below or above grade, that do not exclusively serve the lot.
- D. Any sewer comprising a stormwater management basin, drainage easement, and/or sanitary sewer easement.
- E. For any lot for which the minimum required lot area is one (1) acre or less; one hundred percent (100%) of that portion or those portions of the gross area of the lot that contain (i) watercourses and other surface water bodies, (ii) areas overlain by the Floodplain Conservation District, (iii) areas of the prohibitive slope, (iv) areas of seasonably high water table soils and hydric soils, (v) areas delineated as wetlands and (vi) any riparian buffer area.
- F. For any lot for which the minimum required lot area is in excess of one (1) acre; eighty percent (80%) of that portion or those portions of the gross area of the lot that contain (i) watercourses and other surface water bodies, (ii) areas overlain by the Floodplain Conservation District, (iii) areas of the prohibitive slope, (iv) areas of seasonably high water table soils and hydric soils, (v) areas delineated as wetlands and (vi) any riparian buffer area.

The Board of Supervisors requested the Township Manager request information from the Township Historical Commission regarding its progress with the Township historical property inventory.

Walt Woessner suggested mandating that Subdivision and Land Development applicants list the effective dates of the Zoning Ordinance and Subdivision and Land Development Ordinance on their application and first plan sheet in order to provide a benchmark for the application and plan set.

**ADJOURNMENT**

The Board adjourned the meeting at 9:10 p.m.

Respectfully submitted,

Rosemarie C. Miller  
Township Secretary